095.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,400 / 820,400
					USE VALUE:	820,400 / 820,400
					ASSESSED:	820,400 / 820,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
196		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY JOSEPH F/JOANNE
Owner 2:	
Owner 3:	
Street 1:	375 ACORN PARK DR APT 5417
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	CANDELL LAWRENCE M & AMY L -
Owner 2:	-
Street 1:	196 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,244 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Aluminum Exterior and 2307 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8244.000	353,300		467,100	820,400
Total Card	0.189	353,300		467,100	820,400
Total Parcel	0.189	353,300		467,100	820,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.61 | /Parcel: 355.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62639

GIS Ref

GIS Ref

Insp Date 11/09/18

!7837!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,300	0	8,244.	467,100	820,400	820,400	Year End Roll	12/18/2019
2019	101	FV	276,400	0	8,244.	467,100	743,500	743,500	Year End Roll	1/3/2019
2018	101	FV	276,400	0	8,244.	400,400	676,800	676,800	Year End Roll	12/20/2017
2017	101	FV	276,400	0	8,244.	373,700	650,100	650,100	Year End Roll	1/3/2017
2016	101	FV	276,400	0	8,244.	320,300	596,700	596,700	Year End	1/4/2016
2015	101	FV	275,000	0	8,244.	286,900	561,900	561,900	Year End Roll	12/11/2014
2014	101	FV	275,000	0	8,244.	265,600	540,600	540,600	Year End Roll	12/16/2013
2013	101	FV	275,000	0	8,244.	253,200	528,200	528,200		12/13/2012

PRINT

Date	Time
12/10/20	22:26:33

LAST REV

Date	Time
11/06/19	10:13:40

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7837

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANDELL LAWRENC	50397-278		11/28/2007		505,000	No	No		
KLEIN ROBERT F	25199-235		2/28/1995		230,400	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	567		6,700	C				
12/11/2014	1691	Wood-Sto	3,638					Install wood stove
1/8/2008	19	Redo Kit	5,000			G9	GR FY09	MINOR KIT RENO

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2019	Mail Update	MM	Mary M
11/9/2018	MEAS&NOTICE	CC	Chris C
6/3/2009	Info At Door	189	PATRIOT
12/3/2008	MLS	MM	Mary M
4/17/2000	Inspected	264	PATRIOT
11/9/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62639
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8244		Sq. Ft.	Site		0	70.	0.81	4									467,123						467,100	

Total AC/HA: 0.18926 | Total SF/SM: 8244 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 467,123 | Spl Credit | Total: 467,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	16 - Stone Vene	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.33093381
Const Adj.:	0.99554694
Adj $ / SQ:	125.876
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396038
Depreciation:	42772
Depreciated Total:	353266

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

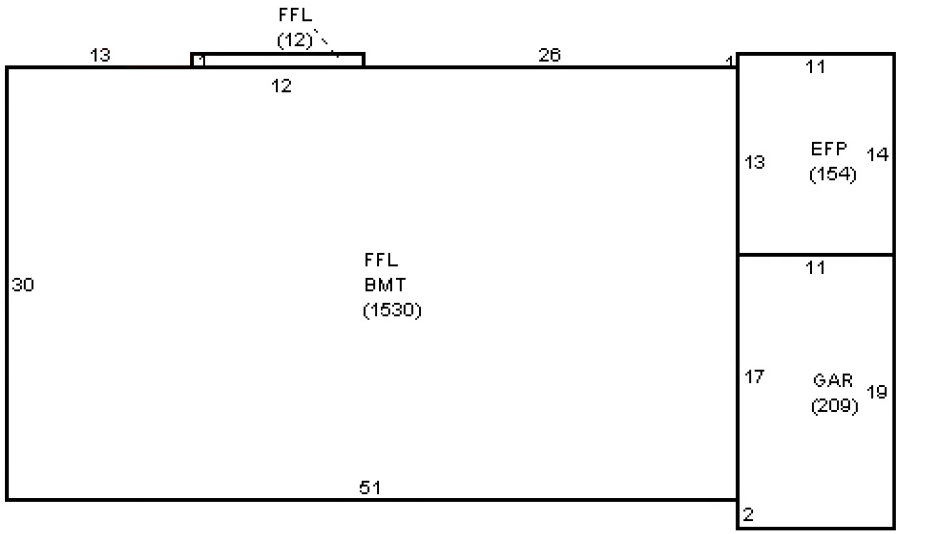
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	125.88
Special Features:	0	Val/Su Net:	102.85
Final Total:	353300	Val/Su SzAd	229.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,542	125.880	194,100
BMT	Basement	1,530	60.420	92,443
GAR	Garage	209	26.840	5,610
EFP	Enclos Porch	154	44.700	6,884

Net Sketched Area:	3,435			Total:	299,037
Size Ad	1542	Gross Are	3435	FinArea	2307

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: